BILL GARRETT, Davidson County
Trans:T20130078211 DEEDWARR
Recvd: 09/10/13 09:51 2 pgs
Fees:13.00 Taxes:562.40
20130910-0095354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 152,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2013

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
XIAO HUI TANG	**NEW OWNER**	**09008003200**
619 ANNEX AVE	same	
NASHVILLE, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

TURLEY JOE PEEK, INDIVIDUALLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

XIAO HUI TANG, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Davidson County, Tennessee, being the Northeasterly One-Quarter of Lot No. 54 on Plan of West Nashville Annex, of record in Book 3332, Page 11, Register's Office Davidson County, Tennessee.

Said part of Lot 54 fronts 100 feet on the Westerly side of Annex Avenue and runs back Westerly between parallel lines from the center of said Avenue, 200 feet.

BEING THE SAME PROPERTY CONVEYED TO TURLEY JOE PEEK, INDIVIDUALLY, BY QUITCLAIM DEED FROM BARBARA SUE PEEK, DATED 11/24/2003 RECORDED ON 12/31/2003 IN INSTRUMENT NO. 20031231-0184965 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 619 ANNEX AVE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of September, 2013.

Turley Joe Peek
TURLEY JOE PEEK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TURLEY JOE PEEK, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY